

IN RE: PETITION FOR ADMIN. VARIANCE
E/S right-of-way line of Pheasant Cross
Drive, 38' N centerline of Shellin Court
2nd Election District
2nd Councilmanic District
(7015 Pheasant Cross Drive)

Susan L. Himmel
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-210-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Susan L. Himmel, the legal owner of the subject property. The variance request is for property located at 7015 Pheasant Cross Drive in the Lake Roland area of Baltimore County. The Petitioner herein seeks the following variances:

- 1) from Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (1963), to allow an open projection (carport) with a side yard setback of 5 ft. in lieu of the required 11.25 ft.;
- 2) from Section 205.3 of the B.C.Z.R. (1963), to allow a building side yard setback of 5 ft. in lieu of the required 15 ft.; and
- 3) from Section 400.1 of the B.C.Z.R. (1963), to allow a detached accessory structure (existing shed) in the side yard in lieu of the rear yard.

The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning

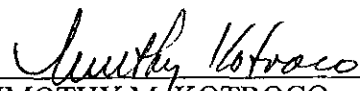
11/9/02
R. J. [Signature]

Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of January, 2002, that the variances requested: (1) from Section 301.1 of the (B.C.Z.R.) (1963), to allow an open projection (carport) with a side yard setback of 5 ft. in lieu of the required 11.25 ft.; (2) from Section 205.3 of the B.C.Z.R. (1963), to allow a building side yard setback of 5 ft. in lieu of the required 15 ft.; and (3) from Section 400.1 of the B.C.Z.R. (1963), to allow a detached accessory structure (existing shed) in the side yard in lieu of the rear yard, be and are hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/9/02
R. J. [illegible]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 9, 2002

Ms. Susan L. Himmel
7015 Pheasant Cross Drive
Baltimore, Maryland 21209

Re: Petition for Administrative Variance
Case No. 02-210-A
Property: 7015 Pheasant Cross Drive

Dear Ms. Himmel:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson, MD 21204

Come visit the County's Website at www.co.ba.md.us





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7015 PLEASANT CROSS DR.
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A
Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

SUSAN L. HIMMEL (F.K.A. SUSAN L. SILVERMAN)
Name - Type or Print

Susan L. Himmel
Signature

Name - Type or Print

Signature

7015 PLEASANT CROSS DR
Address Telephone No

BALTIMORE MD. 21209
City State Zip Code

Representative to be Contacted:

THOMAS J. HOFF
Name

406 WEST PENNSYLVANIA AVE.
Address Telephone No

TOWSON MD. 21204
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 02-210-A

Reviewed By D.T. Date 11/19/01

Estimated Posting Date 12/02/01

REV 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7015 PHEASANT CROSS DR.
Address
BALTIMORE MD. 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

* Susan L. Himmel
Signature

Signature

SUSAN L. HIMMEL (F.K.A. SUSAN L. SILVERMAN)
Name - Type or Print

Name - Type or Print

CITY
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of NOVEMBER, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SUSAN L. HIMMEL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

November 16, 2001
Date

Susan M. Kavanagh
Notary Public

My Commission Expires July 1, 2004

VARIANCES REQUESTED:

- 1) Section 301.1, BCZR 1963, to allow an open projection (carport) with a side yard setback of 5' in lieu of the required 11.25'.
- 2) Section 205.3, BCZR 1963, to allow a building side yard setback of 5' in lieu of the required 15'.
- 3) Section 400.1, BCZR 1963, to allow a detached accessory structure (existing shed) in the side yard in lieu of the rear yard.

HARDSHIP/PRACTICAL DIFFICULTY:

UNIQUENESS OF THE SITE:

DUE TO THE EXISTING SLOPE OF THE LAND WHEN THE SUBDIVISION WAS BUILT, THIS LOT DROPS IN GRADE 10 FEET FROM FRONT TO REAR. AS A RESULT THE BUILDER USED A HOUSE PLAN THAT UTILIZED A WALKOUT BASEMENT IN THE REAR. IN ORDER TO HAVE A DOOR DIRECTLY OFF OF THE KITCHEN, THE FLOOR PLAN OF THE HOUSE WAS LAID OUT WITH THE KITCHEN IN THE FRONT RIGHT HAND CORNER OF THE HOUSE. THIS CONFIGURATION ALLOWED FOR A SIDE ENTRANCE INTO THE KITCHEN AT THE SAME GRADE AS THE FRONT OF THE HOUSE.

PRACTICAL DIFFICULTY:

THE PROPOSED ADDITION IS FOR THE PURPOSE OF INCREASING THE SIZE OF THE KITCHEN. WITHOUT THE SIDE ADDITION, THE ONLY WAY TO INCREASE THE SIZE OF THE KITCHEN WOULD BE TO REDO THE EXISTING FLOOR PLAN OF THE HOUSE TO MOVE THE KITCHEN TO THE REAR. THIS WOULD REQUIRE EXTENSIVE RE-PLUMBING OF THE HOUSE AND WOULD REQUIRE RELOCATING THE LIVING AND DINNING ROOMS AS WELL.

THE PROPOSED CARPORT IS BEING LOCATED DIRECTLY OVER THE EXISTING PARKING PAD. BY LOCATED THE CARPORT DIRECTLY OVER THE EXISTING PAVING, THE AMOUNT OF NEW PAVING NEEDED IS KEPT TO A MINIMUM.

THE SHED IS LOCATED ON THE SIDE OF THE HOUSE BECAUSE THERE IS NO PLACE ALONG THE REAR WALL WERE IT COULD GO WITHOUT BLOCKING A WINDOW OR DOOR.

THOMAS J. HOFF, INC.
Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

November 17, 2001

Description For 7015 Pheasant Cross Drive, to Accompany Petition for Variances.

BEGINNING FOR THE SAME at a point on the east side R/W line of Pheasant Cross Drive, being 38 feet more or less north of the centerline of Shellin Court.

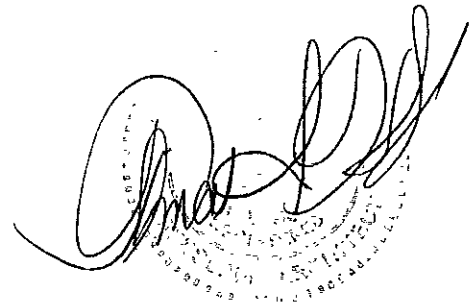
Being Lot #2, Block "I", Plat Two, Section Two in the subdivision of "Green Gate" as recorded in the Baltimore County Plat Book #33, Folio 48.

Containing 0.35 acres of land more or less.

Also known as 7015 Pheasant Cross Drive and located in the 2nd Election District, 2nd Councilmanic District.

Note:

This Description has been prepared for zoning purposes only.

A handwritten signature in dark ink is written over a circular embossed stamp. The signature is stylized and appears to be 'M. Hoff'. The circular stamp contains text that is mostly illegible but seems to include 'THOMAS J. HOFF' and 'FEBRUARY 1997'.

No. 08104

RECEIVED
FROM: Don Huff
FOR: ELING 200. VARIABLE - ITEM # 310

RAID REPORT

PAYMENT	ACTUAL	TIME
1/20/2001	11/19/2001	14:32:54
REF MS01 CASHIER JRIC JWR DRUMER		
RECEIPT # 002300		
DEPT 5 528 ZONING VERIFICATION		
CR NO. 008104		

Recpt Tot	50.00
50.00 BK	.00 CA
Baltimore County, Maryland	

CASHIER'S VALIDATION

No. 08102

RECEIVED
FROM: _____
FOR: _____

YELLOW - CUSTOMER

NO RECEIPT

PERSON ACTUAL TIME
 11:20 AM 10:00 AM
 NO. 1805 CASHIER ROOM 100 DRAKE
 11:20 AM 11:00 AM
 NO. 1805 CASHIER ROOM 100 DRAKE
 11:20 AM 11:00 AM
 NO. 1805 CASHIER ROOM 100 DRAKE

1. The first part of the document is a list of names and their corresponding dates. The names are: "John Doe", "Jane Smith", "Bob Johnson", "Alice Brown", "Charlie White", "David Green", "Eve Black", "Frank Gray", "Grace Pink", "Henry Blue", "Ivy Yellow", "Jack Purple", "Karen Red", "Leo Orange", "Mia Silver", "Noah Gold", "Olivia Bronze", "Pete Copper", "Quinn Iron", "Rory Tin", "Sam Lead", "Tina Zinc", "Uma Nickel", "Victor Platinum", "Wendy Silver", "Xavier Gold", "Yara Bronze", "Zoe Copper". The dates are: "1990-01-01", "1990-02-01", "1990-03-01", "1990-04-01", "1990-05-01", "1990-06-01", "1990-07-01", "1990-08-01", "1990-09-01", "1990-10-01", "1990-11-01", "1990-12-01", "1991-01-01", "1991-02-01", "1991-03-01", "1991-04-01", "1991-05-01", "1991-06-01", "1991-07-01", "1991-08-01", "1991-09-01", "1991-10-01", "1991-11-01", "1991-12-01", "1992-01-01", "1992-02-01", "1992-03-01", "1992-04-01", "1992-05-01", "1992-06-01", "1992-07-01", "1992-08-01", "1992-09-01", "1992-10-01", "1992-11-01", "1992-12-01".

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Amendment to Development Plan
Petitioner/Developer: **Susan L. Himmel**
Date of Hearing: **12/17/01**

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

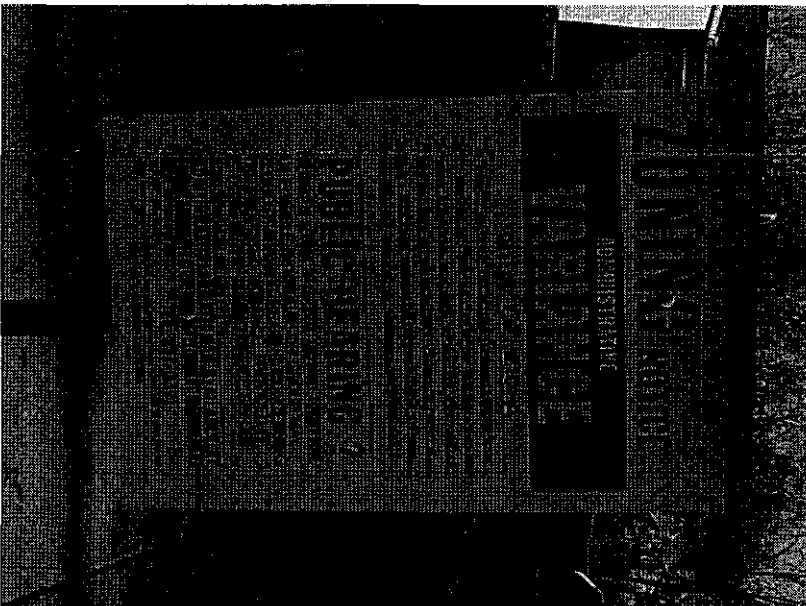
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **7015 Phesaant Cross Dr.**

The sign(s) were posted on **12/01/01**.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Thomas J. Hoff', written over a horizontal line.

Thomas J. Hoff
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 210 -A

Address 7015 PHEASANT CROSS DR., 21209

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/19/01

Posting Date: 12/02/01

Closing Date: 12/17/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 210 -A

Address 7015 PHEASANT CROSS DR., 21209

Petitioner's Name SUSAN L. HIMMEL

Telephone N/A

Posting Date: 12/02/01

Closing Date: 12/17/01

Wording for Sign: TO PERMIT AN OPEN PROTECTION (CARPORT) WITH A SIDE YARD SETBACK
OF 5 FEET IN LIEU OF THE REQUIRED 11.25 FEET. TO PERMIT A BUILDING SIDE YARD
SETBACK (FOR ADDITION) OF 5 FEET IN LIEU OF THE REQUIRED 15 FEET. TO PERMIT
A DETACHED ACCESSORY STRUCTURE (EXISTING SHED) IN THE SIDE YARD IN LIEU OF
THE REQUIRED REAR YARD.

WCR - Revised 6/28/00

ZONING REVIEW

APPROVED SIGN POSTERS

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.
Suite 100, 320 E. Towsontown Boulevard
Towson, MD 21286

Telephone: 410-823-4470
Fax: 410-823-4473

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson, MD 21204

Telephone: 410-296-3668
Fax: 410-296-5326

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

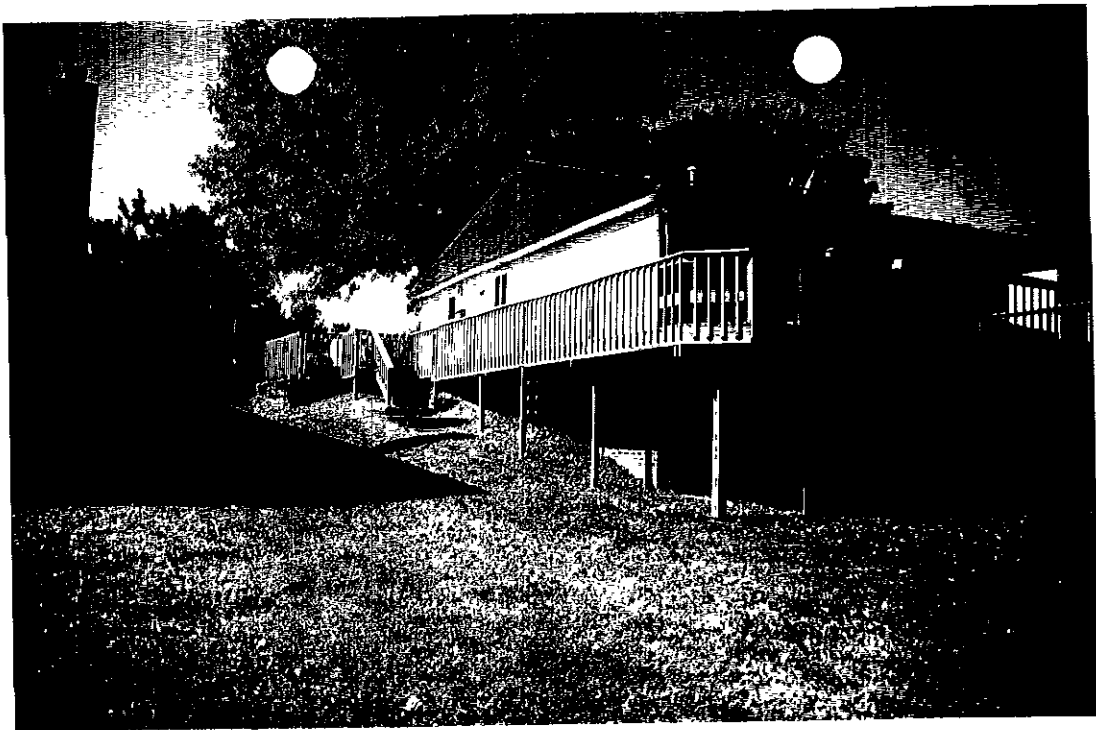
THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR/SCJ - Revised 4/6/01



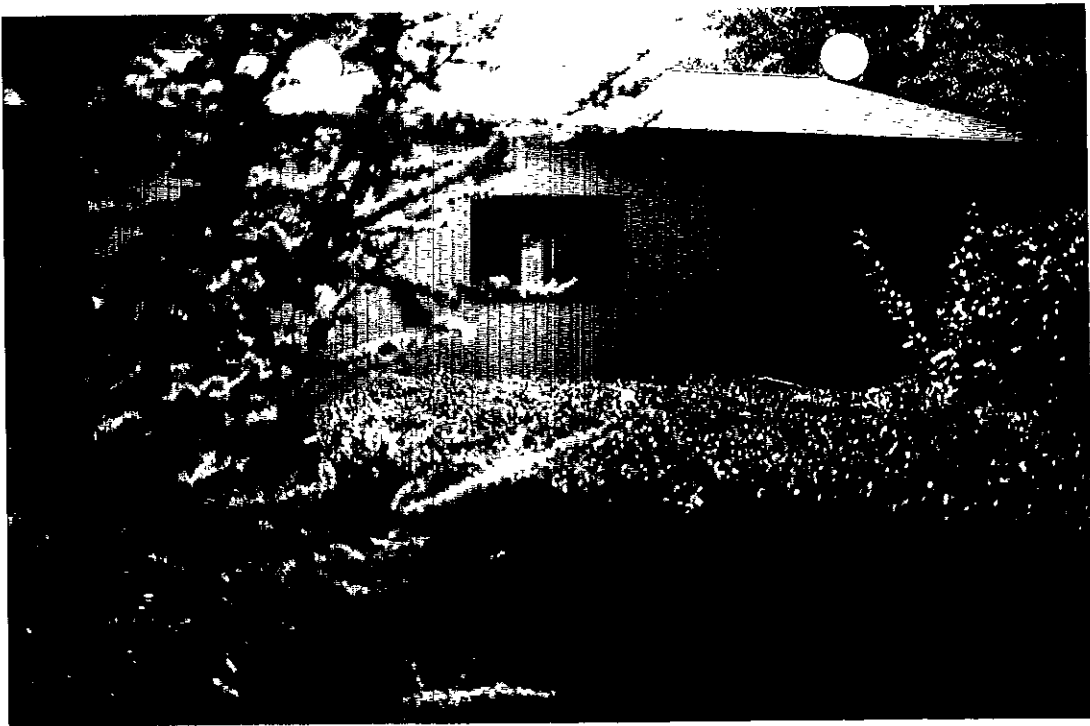













BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: January 11, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 206,
208, 209, 210, 211, 212, 213, 215, 216,
217, 218, 219, and 220

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 11, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item No. 207

The Bureau of Development Plans Review has reviewed the subject zoning item.

The elevation protection for this site is 11.2 feet.

The rear of buildings may not be constructed within 20 feet of the flood plain as established for a 100-year flood level with a 1-foot freeboard. *See Plate D19 in the Baltimore County Design Manual.*

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must at 1 foot above the flood plain elevation in all construction.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a flood plain is prohibited.

The developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The building engineer shall require a permit for this project.

Building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 11, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item No. 214

The Bureau of Development Plans Review has reviewed the subject zoning item.

The eight parking spaces along the access to the site shall be eliminated.

These type of uses tend to generate a need for a high number of parking spaces; granting the variance will impact the adjacent streets.


The improvements shown along Hammonds Ferry Road are not correct. The road shall be improved along the entire frontage.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 11, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 208,
209, 210, 211, 212, 213, 215, 216, 217,
218, 219, and 220
REVISED January 23, 2002
(Item No. 206 has been removed from
the above items and has been updated.)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

12/17 AV



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 2, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 17, 2001

Item No.:

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

200, 201, 202, 207, 208, ~~210~~ 211, 212, 214, 217, AND 218

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

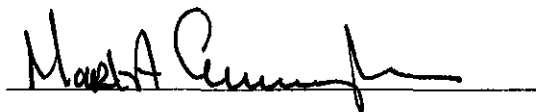
DATE: January 8, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

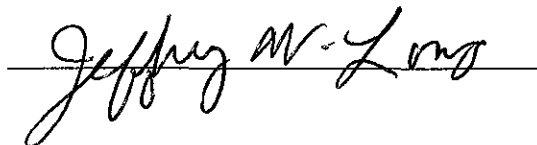
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-210, &02-226

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC

JAN 11 2002



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12-31-01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED]

UT

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

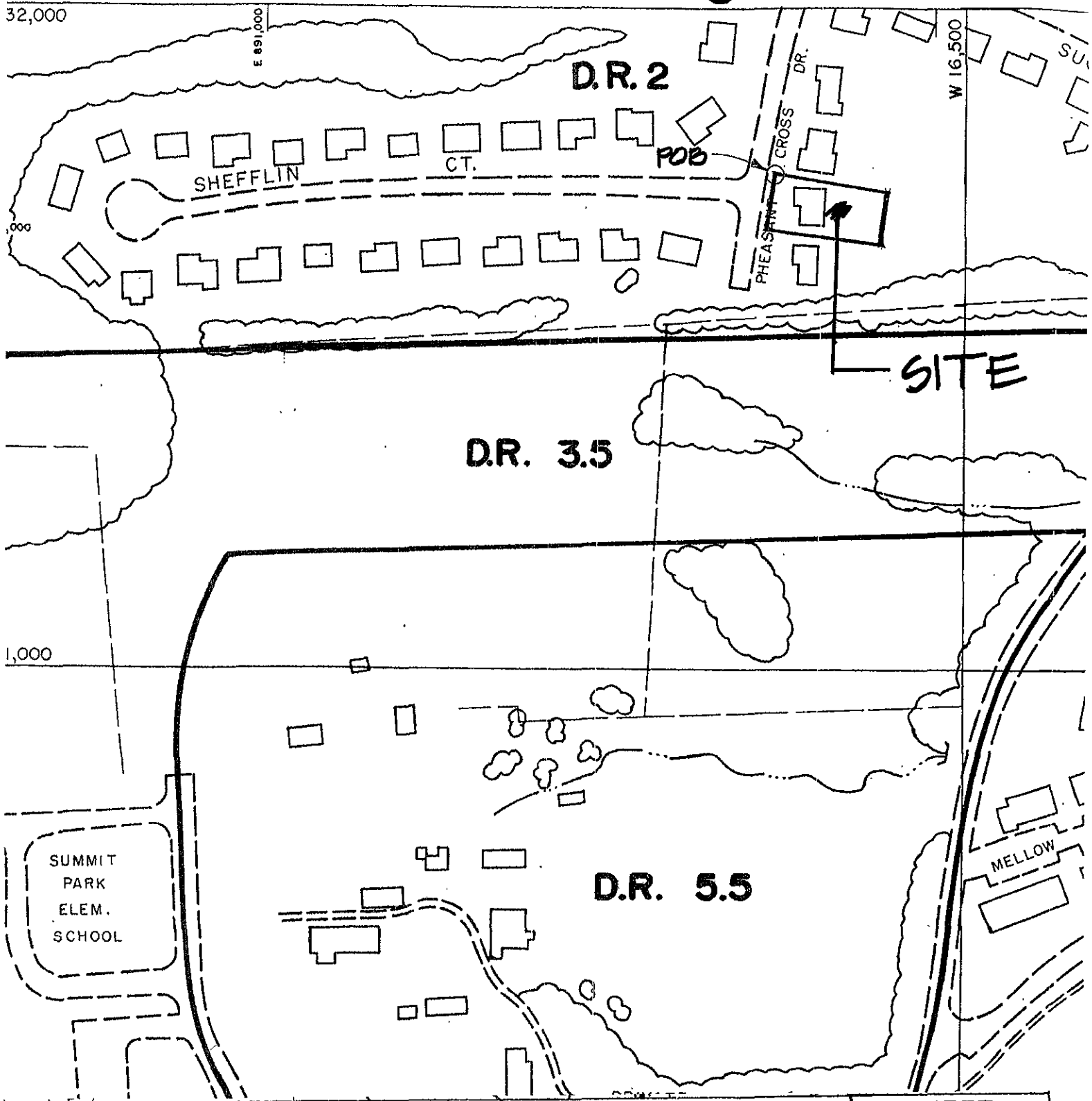
Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

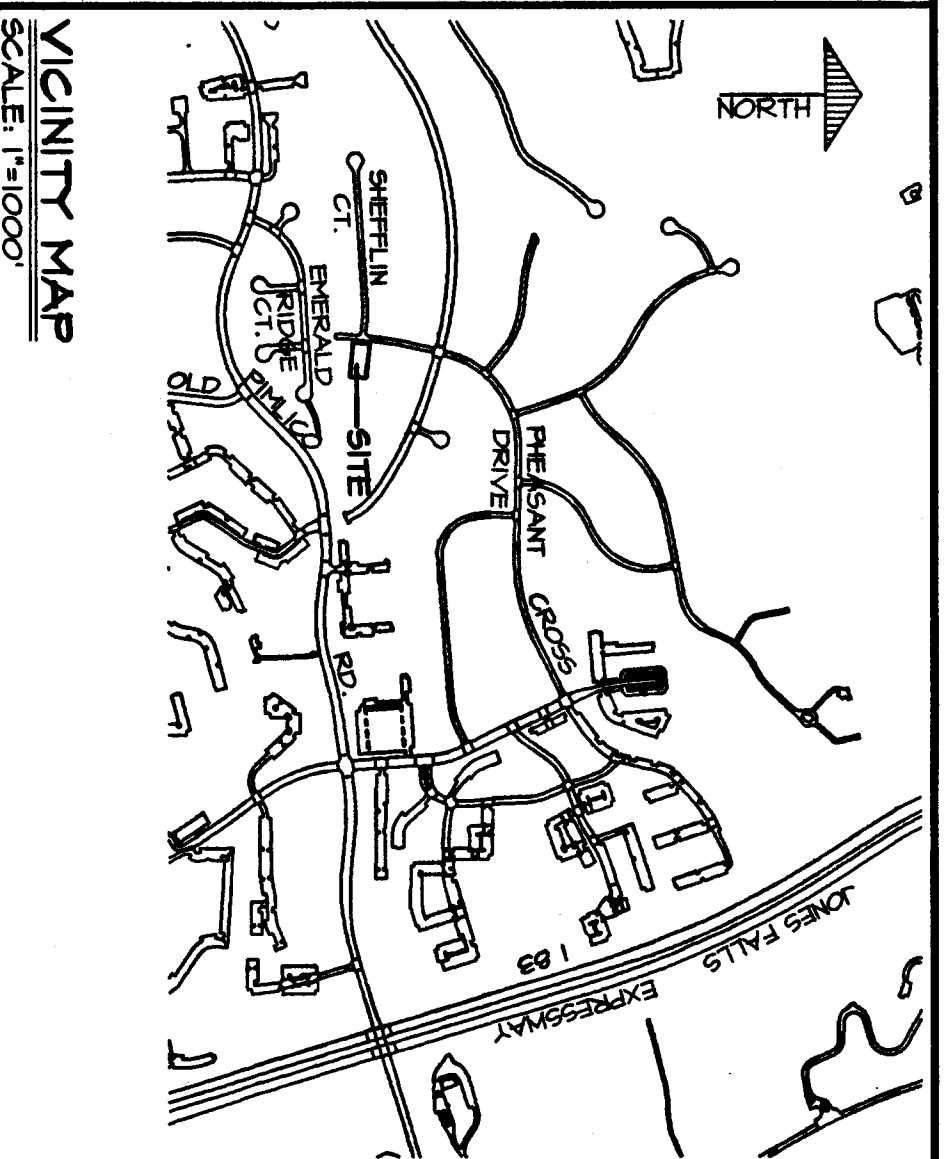
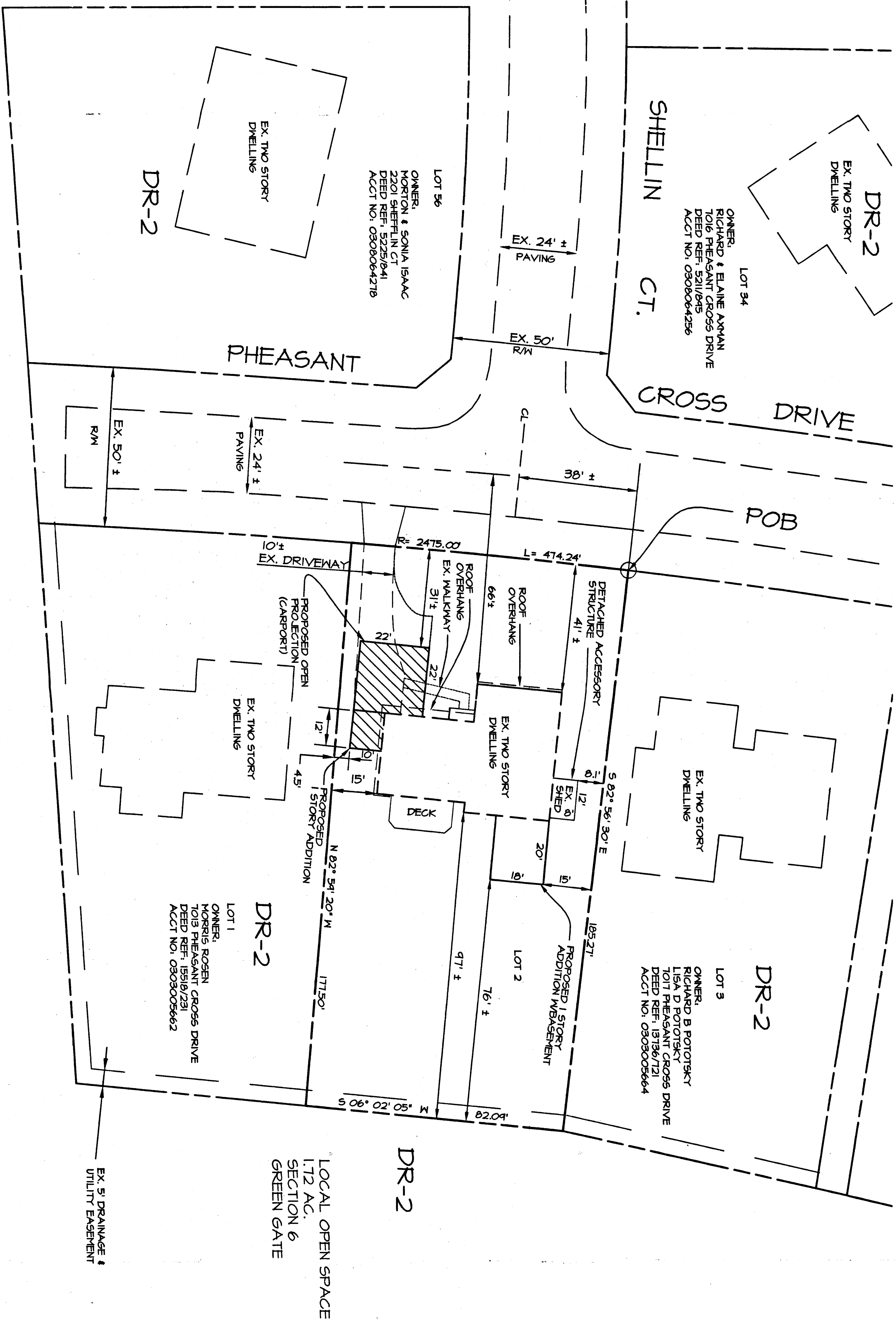
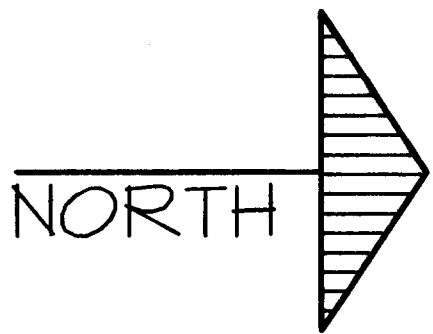
LOCATION

LAKE ROLAND

SHEET

N. W.

8-C



SITE DATA:

NET SITE AREA: 15,048.00 SF, 0.35 AC.
EXISTING ZONING: DR-2
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

ZONING HISTORY:

NO ZONING HISTORY

CRG/DEVELOPMENT PLAN HISTORY:

THERE ARE NO PRIOR CRG OR DEVELOPMENT PLANS FOR THIS PROPERTY.
SUBDIVISION WAS RECORDED IN 1964.

GENERAL NOTES:

- 1) THE BOUNDARY SHOWN HEREON IS TAKEN FROM DEEDS AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY.
- 2) THE EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM COUNTY GIS AND OTHER RECORDS.
- 3) SITE IS SERVED BY PUBLIC WATER & SEWER.
- 4) SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- 5) THERE ARE NO STREAMS, WETLANDS OR FLOOD PLAINS ON SITE.

ZONING RELIEF REQUESTED:

- 1) SECTION 3011, BCZR 1963, TO ALLOW AN OPEN PROJECTION (GAR PORT) WITH A SIDE YARD SETBACK OF 5' IN LIEU OF THE REQUIRED 11.25'.
- 2) SECTION 2053, BCZR 1963, TO ALLOW A BUILDING SIDE YARD SETBACK OF 5' IN LIEU OF THE REQUIRED 11.25'.
- 3) SECTION 4001, BCZR 1963, TO ALLOW A DETACHED ACCESSORY STRUCTURE (EXISTING SHED) IN THE SIDE YARD IN LIEU OF THE REAR YARD.

OWNER:

ISAN L. HIRNIE
(FKA: ISAN L. SILVERMAN)
1015 PHEASANT CROSS DR
BALTIMORE MD 21204-1021
DEED REF: 9041/808
TAX ACC: #030005663

**PLAN TO ACCOMPANY PETITION
FOR VARIANCES**

1015 PHEASANT CROSS DR.

LOT 2, BLOCK 11, PLAT 2 SECTION 2

GREEN GATE 076 53/48

TAX MAP 7641 GRID #15 PARCELS 1235

2nd ELECTION DISTRICT, 2nd CONGRESSIONAL DISTRICT, BALTIMORE COUNTY, MD

THOMAS J. HOFF, INC.

LAND DEVELOPMENT CONSULTANTS

LANDSCAPE ARCHITECTS

406 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204

410-246-3666 FAX 410-246-3526

REVISIONS:

DRAWING NUMBER:

CP-1

SHEET 1 OF 1

VARIANCE ZONING PLATING